



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# West Busk Lane, Otley, LS21

## £425,000

**HUNTERS®**  
HERE TO GET *you* THERE

A very well presented three bedroom semi detached home in a peaceful sought after location. One of the standout features of the property has got to be the stunning views overlooking the garden and open countryside and owing to it's position the property benefits from an abundance of natural light throughout. This extended family home is charming, there is a useful entrance porch that leads into a lovely hallway with parquet flooring. Downstairs is spacious, there is a well proportioned kitchen/diner with double doors that open into the sitting room, in addition, to the rear of the property there is a further versatile reception room with lovely views and direct access to the garden. Upstairs to the first floor, you will find two generously sized bedrooms with a well appointed family bathroom. To the second floor there is a spacious attic bedroom with en-suite. Outside, as well as the garden to the rear, there is a garden to the front, a driveway for off street parking and a garage. A superb family home in a truly enviable location with all the advantages of having the town centre close by.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, excellent schools, supermarkets and traditional pubs. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- EXTENDED THREE BEDROOM SEMI DETACHED HOME
- STUNNING VIEWS ACROSS THE OPEN COUNTRYSIDE
- THREE DOUBLE BEDROOMS ONE WITH ENSUITE
  - DRIVEWAY AND GARAGE
  - PEACEFUL SOUGHT AFTER LOCATION
  - SET OVER THREE FLOORS
  - FRONT & REAR GARDENS
- CLOSE TO OTLEY TOWN CENTRE
  - EPC D















## DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Kirkgate to the traffic lights. At the traffic lights turn left onto Westgate. Proceed along Westgate until you reach the roundabout. When you reach the roundabout take the second exit onto Bradford Road. Proceed along Bradford Road before turning right onto West Busk Lane. The property will be on left, a short distance after the bend, and can be clearly identified by our Hunters For Sale.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band D. Leeds City Council

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

## ADDITIONAL SERVICES

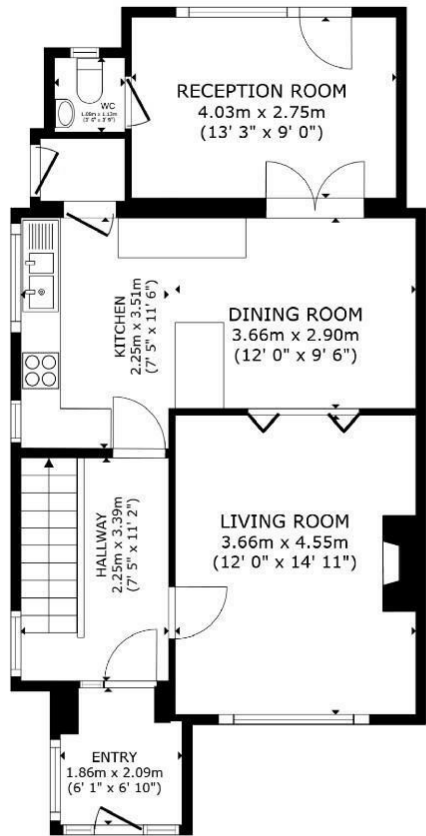
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

## DISCLAIMER

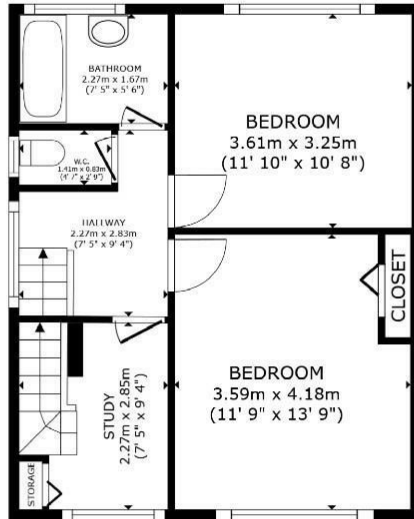
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



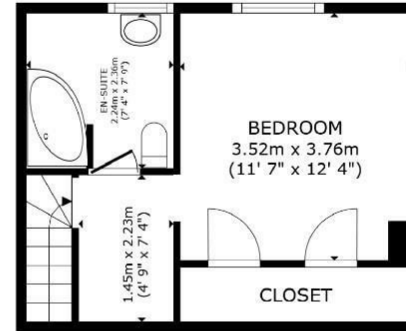




1ST FLOOR

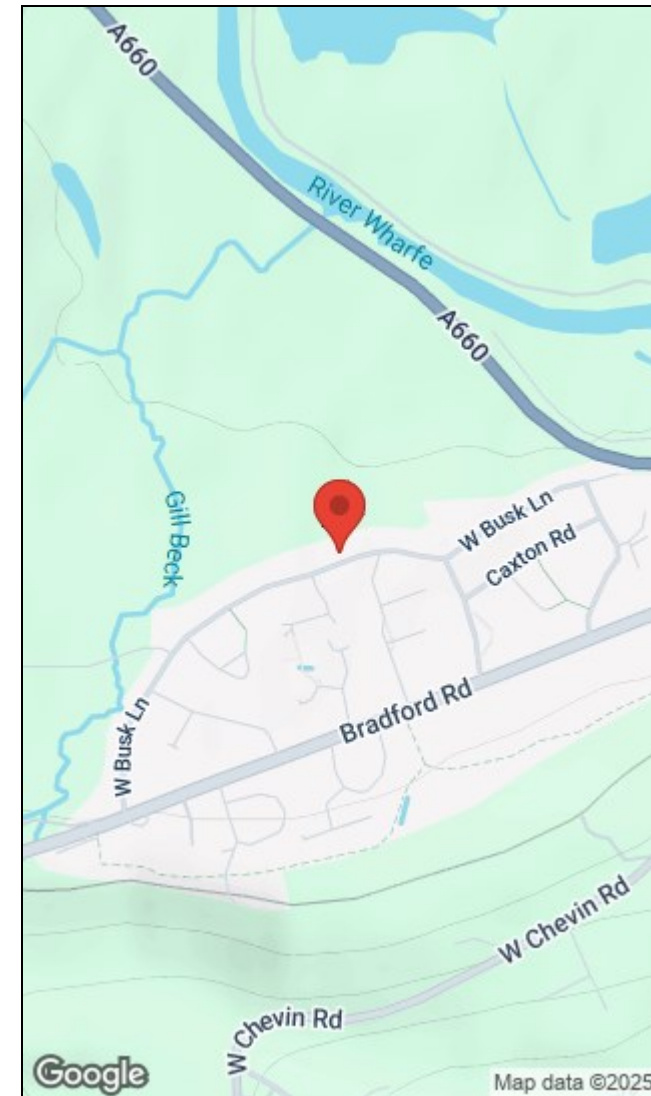


2ND FLOOR



3RD FLOOR

GROSS INTERNAL AREA  
 1ST FLOOR 63.6 m<sup>2</sup> (684 sq.ft.) 2ND FLOOR 44.9 m<sup>2</sup> (484 sq.ft.) 3RD FLOOR 27.5 m<sup>2</sup> (296 sq.ft.)  
 TOTAL : 136.0 m<sup>2</sup> (1,464 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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